AADHAN

PROPERTY

ILLUSTRATIVE SAMPLE

Buyer Brief

Your requirements, clearly defined.

FIND / BUYER-SIDE SUPPORT

Purpose / Priorities / Decision criteria

Example reporting format with hypothetical information.
Not a completed client assignment or professional opinion.

ILLUSTRATIVE DELIVERABLE 01

The Buyer Brief

Fictional demonstration. No real buyer, property, field visit or client result is represented.

The property search begins with a decision framework. This hypothetical buyer wants a home for occasional family stays and is currently outside India.

Input	Hypothetical brief
Intended use	Occasional family stays; buyer confirmation needed before a real search.
Budget basis	Not supplied. Establish range and what costs are included.
Property preference	Existing home; major renovation outside the hypothetical brief.
Must-have	Practical vehicle approach and manageable access to the main living area.
Acceptable compromise	Cosmetic work, subject to later review.
Reject condition	Confirmed must-have mismatch or major work beyond buyer tolerance.
Decision now	Which option deserves a visit and further information requests?

The questions before the shortlist

What is essential to the buyer? What can be compromised? Which missing fact could rule an option out? A useful brief records those answers before the search grows.

What a real document would identify

Buyer confirmation, document version, prepared date, intended-use criteria, sources of assumptions and the next agreed task. Private buyer information stays within the engagement.

Editable companion: 01_Aadhan_Buyer_Brief_Template.md. The sample is proposed reporting design, not evidence of past work.

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ILLUSTRATIVE SAMPLE

Property Comparison Matrix

Compare options. Keep the gaps visible.

FIND / BUYER-SIDE SUPPORT

Requirements / Evidence / Open questions

Example reporting format with hypothetical information.
Not a completed client assignment or professional opinion.

ILLUSTRATIVE DELIVERABLE 02

The Comparison Matrix

Fictional demonstration. No real buyer, property, field visit or client result is represented.

Compare the same requirements and keep unknowns visible. None of these hypothetical options is approved, valued or legally cleared.

Criterion	Option A	Option B	Option C
Vehicle approach	Fictional listing claims access; not checked.	Hypothetical visit narrative raises an approach question.	No information supplied.
Living-area access	Not checked.	Hypothetical steep steps may conflict with brief.	Not checked.
Renovation	Fictional seller says cosmetic only; review pending.	Not checked.	Not checked.
Documents	No reviewed documents in this example.	No reviewed documents in this example.	No reviewed documents in this example.
Next action	Visit to test approach and condition.	Clarify buyer tolerance and record approach.	Request location and access details.

An inspectable comparison

Option A deserves further work; it has not passed the checks. Option B has a possible mismatch with the brief. Option C lacks enough information for a reasoned comparison.

Evidence labels matter

Buyer requirement. Listing or seller statement. Document supplied. Site observation. Professional finding. Not checked. Conflicting information. A supplied document is not automatically a verified fact.

Editable companion: 02_Aadhan_Comparison_Matrix_Template.md. No investment score or invented price evidence is used.

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ILLUSTRATIVE SAMPLE

Site Visit Report

Local observations, organised for review.

EVALUATE / BUYER-SIDE SUPPORT

Access / Condition / Follow-up checks

Example reporting format with hypothetical information.
Not a completed client assignment or professional opinion.

ILLUSTRATIVE DELIVERABLE 03

The Site Visit Report

Fictional demonstration. No real buyer, property, field visit or client result is represented.

Illustrative extract for Option B. No visit occurred. The narrative below demonstrates how a report separates observations, missing evidence and specialist questions.

Item	What this illustration records
Date / weather / access	Not applicable: there was no real visit. A real report records these inputs.
Demonstrated scope	Practical approach and main living-area access.
Not assessed	Interior condition, title, legal boundaries, drainage performance, structure and value.
Photographs	No photographs supplied. Real original images would be labelled by subject, capture date and observation ID.

Hypothetical observation and follow-up

ID	Fictional input	Next action
O01	Final approach raises a practical vehicle-access question.	Obtain an actual access visit and record the route.
O02	Steep steps may conflict with the buyer’s access preference.	Discuss tolerance with the buyer; professional input if required.
O03	Legal right of access remains unknown.	Refer the actual question and records for legal review.

The next decision

Clarify the access requirement before investing more effort in Option B. These fictional inputs establish no facts about a real property.

A local observation visit is not a title opinion, boundary survey, structural certification or valuation. Separate findings are attributed to their responsible professional.

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ILLUSTRATIVE SAMPLE

Transaction Readiness Checklist

A clear view of what still needs doing.

COMPLETE / BUYER-SIDE SUPPORT

Tasks / Dependencies / Responsibilities

Example reporting format with hypothetical information.
Not a completed client assignment or professional opinion.

ILLUSTRATIVE DELIVERABLE 04

Transaction Readiness

Fictional demonstration. No real buyer, property, field visit or client result is represented.

See what is complete, what is missing and who needs to act. This example is still at selection; no payment or signing recommendation is made.

Dependency	Status	Responsible role / next action
Budget basis	Not supplied	Buyer: confirm range and inclusions.
Property selected	Not complete	Buyer: review comparison after evidence requests.
Title review	Not started	Advocate, if engaged: agree scope and receive documents.
Access evidence	Clarification required	Local visit team / appropriate professional: obtain observations and review records.
Registration plan	Not ready to plan	Buyer and responsible professionals: resolve upstream selection and inputs first.

Use precise status language

Not requested. Requested. Received, not reviewed. Under review. Clarification required. Completed for agreed scope. Not applicable, with a reason recorded.

Readiness is a record, not a clearance

A real checklist identifies the evidence and version, owner, next action, date and decision affected. Specialist opinions remain separate. Completed for scope means the recorded task was completed within its defined scope.

Your next local task

Send Aadhan a property, shortlist or requirement. The engagement proposal should identify the work, outputs, fees and any separately appointed professional services.

Editable companion: 04_Aadhan_Transaction_Readiness_Template.md. This entire pack is illustrative and may not be presented as an anonymised real assignment.